



# Fifth Street Corridor/ Hospital District Master Plan Charrette Information

## PROJECT DESCRIPTION

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### *Creating a Shared Vision – Building Community – Investing for the Future*

The Fifth Street Corridor/Hospital District is a unique collaboration between the City of Saint Charles and SSM-St. Joseph Health Center to create a shared vision for the Fifth Street Corridor and the Hospital District.

The purpose of this study is two-fold. First, this plan will identify a preferred vision for the Fifth Street Corridor as a means to balance a more effective and efficient multi-modal transportation corridor with potential economic development opportunities from the Interstate to Washington Street. And second, it will serve to assess the needs of the area surrounding St. Joseph Health Center in order to seek out opportunities that can promote long-term viability for additional campus investments as well as surrounding development that is complimentary to the Health Center.

Once completed, the key implementing agencies and organizations can then begin to move in a common direction and help to fulfill the vision both incrementally and comprehensively. If Saint Charles is to achieve its full potential as a truly sustainable community, it must look to every change as one which improves the quality of life for its residents, its employees, and its visitors.

This process will accomplish the following key tasks:

- Work directly with diverse stakeholder groups, including government officials, property owners, real estate agents, potential developers/institutions, citizens, other interested parties, and the general public.
- Thoroughly analyze an area's existing conditions.
- Direct a detailed design charrette and consensus building sessions among stakeholders resulting in feasible, realistic development/redevelopment plans.
- Create conceptual design plans using exemplary traditional town planning and urban design principles.
- Recommend an efficient and effective transportation network that balances the needs of the motorist with those of pedestrians, bicyclists, and transit users to promote a high quality of life for the entire community
- Integrate high-quality architectural designs/standards that promote a mixing of uses, as well as enhance the existing fabric.
- Incorporate innovative solutions to manage traffic while encouraging sustainable economic investment
- Identify areas for potential rezoning and/or changes to the zoning & design standards to achieve the vision.
- Recommend possible public improvements such as streetscape treatments, signage/wayfinding, public parking areas, etc.
- Provide implementation, phasing strategies and investment strategies for proposed projects.



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## Fifth Street Project Goals

There are several priorities set by the city for this process for the Fifth Street Corridor:

- Complement the hospital's redevelopment planning efforts by developing a wayfinding plan for the area.
- Improve transportation in the corridor with respect to safety, congestion, and aesthetics by performing traffic studies and geometric analysis as well as using the East West Gateway's "Great Streets" Design Guide.
- Develop a specific strategy to improve traffic flow in the Fifth Street corridor that will address safety, intersection functionality, and left turn movements.
- Determine the physical impact of widening the existing street to a 3, 4, or 5 lane section and its effect on the adjoining properties.
- Perform a market study for Fifth Street in order to maximize the economic development potential and walkability of the corridor.
- Establish a specific redevelopment land-use plan for the corridor that provides recommendations for zoning, setbacks, building heights, and building standards.
- Evaluate the economic impacts of the redevelopment by incorporating long-term costs and benefits.

- Create a unique sense of "place" along the corridor that attracts people to the area utilizing East West Gateway's "Great Streets" Initiative.

## Hospital District Goals

This planning process for the Hospital District will, at a minimum, help to achieve the following goals:

- Encourage the long-term economic vitality of SJHC as one of the city's primary employers and destinations.
- Improve the aesthetics along First Capitol Drive and Fifth Street as key gateways to SJHC, the government district and the riverfront.
- Stabilize housing and commercial activity in the area to provide a vibrant, walkable environment along all streets.
- Ensure that new development in the area is scaled appropriately for its surroundings and is part of a cohesive vision for the larger neighborhood.
- Improve visual and physical connections to surrounding institutions and the greater Saint Charles county area.
- Protect visual and physical connections to the riverfront area.

## MEDIA CONTACTS

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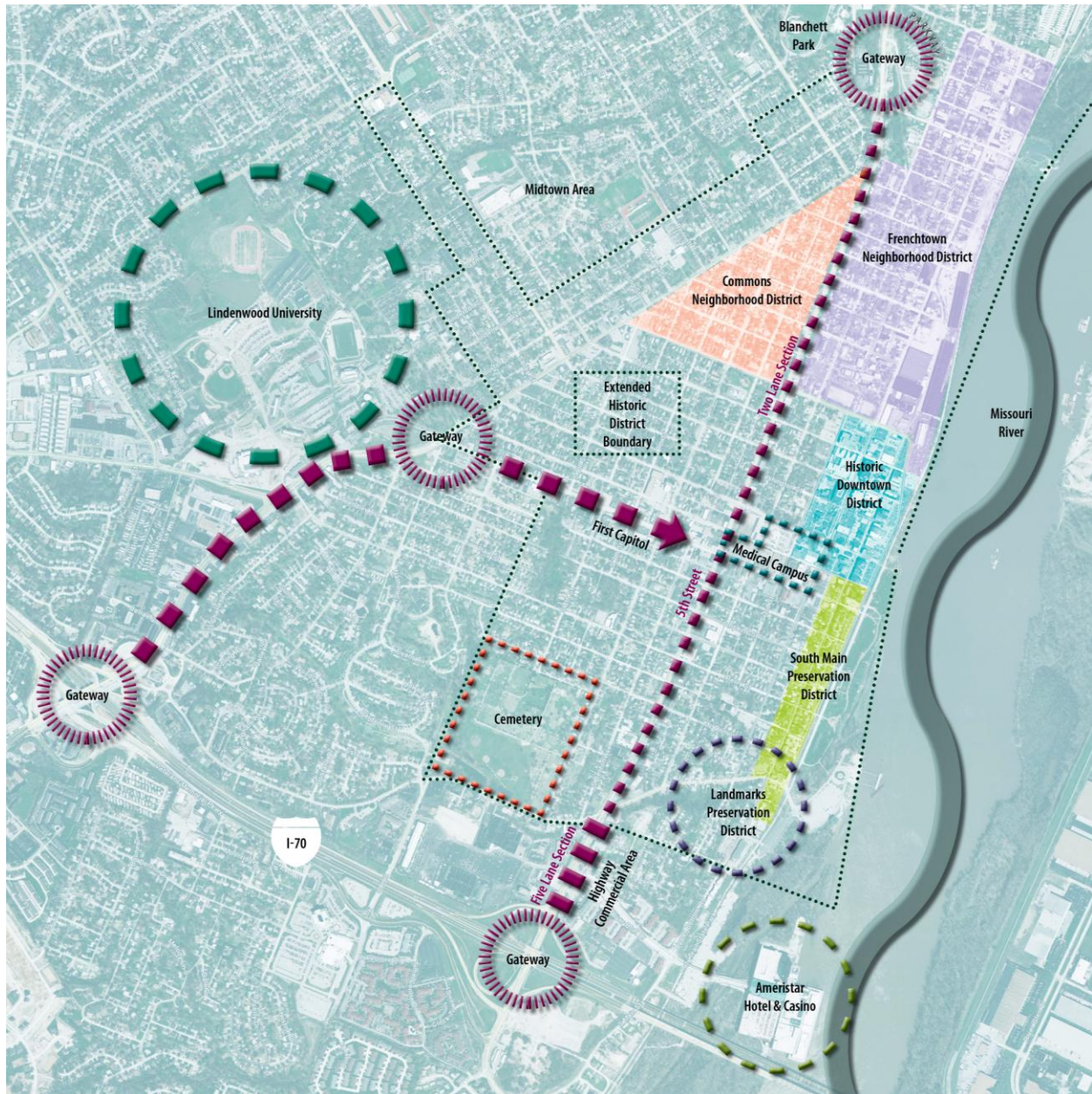
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## STUDY AREA – OVERALL CONTEXT







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## PLANNING & DESIGN CHARRETTE

The first step in any successful planning process is to define the preferred vision for the build-out of an area. Our multi-disciplinary team of designers, planners, market/real estate professionals, graphic designers, transportation planners and engineers will be present throughout the charrette, creating various plans and strategies in concert with all necessary stakeholders, the city, St. Joseph Health Center, key property owners and interested citizens. Members of the community and all those interested in the future of the Fifth Street Corridor and the Hospital District are invited to stop by the design studio throughout the week. The design team will be working on-site and will be available to meet with residents, answer questions, and further refine ideas.

**Location: St. John United Church of Christ Fellowship Hall, 405 South 5<sup>th</sup> Street**

Monday, June 20 <sup>th</sup>	Topic/Stakeholder Group
1:00 pm – 5:00 pm	Transportation Design Workshop
5:00 pm – 6:00 pm	Project Design Update/Daily Work Pin-Up Session
6:00 pm – 8:00 pm	Public Workshop #2/Medical Office Building Physicians

Tuesday, June 21 <sup>st</sup>	Topic/Stakeholder Group
8:30 am – 9:45 am	Fifth Street Property Owners/Businesses I
10:00 am – 11:15	Commercial Developers/Brokers
1:00 pm – 2:15 pm	Fifth Street Property Owners/Businesses II
2:30 pm – 3:45 pm	SJHC/Lindenwood University – First Capitol Strategy
4:00 pm – 5:15 pm	Neighborhood Conservation/Historic Preservation
5:30 pm – 6:30 pm	Project Design Update/Daily Work Pin-Up Session
6:30 pm – 8:00 pm	Open Design Studio

Wednesday, June 22 <sup>nd</sup>	Topic/Stakeholder Group
8:30 am – 9:45 am	Regulatory / Redevelopment Strategies
10:00 am – 11:15	Public Officials
1:00 pm – 2:15 pm	Transportation Implementation
2:30 pm – 3:45 pm	Wayfinding/Signage
4:00 pm – 5:15 pm	Open Design Studio
5:30 pm – 6:30 pm	Project Design Update/Daily Work Pin-Up Session

Thursday, June 23 <sup>rd</sup>	Topic/Stakeholder Group
8:30 am – 11:00 am	Open Design Studio
11:00 am – 6:00 pm	Studio Closed to Prepare for Closing Presentation
6:00 pm – 8:00 pm	<b>Closing Presentation</b> The design team will make a public presentation of its preliminary regarding the potential improvements to the Fifth Street and First Capitol Corridors as well as for the continuing development/redevelopment of the Hospital District. The presentation will include very specific and detailed recommendations that will show economic opportunities along with key public investments necessary to support a shared long-term vision for a sustainable mixed-use corridor.